

**TOWN OF LUDLOW PLANNING BOARD
MINUTES OF THE MEETING OF
October 24, 2024**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Joel Silva – Vice Chairman (Absent)
Joseph Queiroga (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

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The meeting began at 7:00 p.m. in the Selectmen's Conference Room.

**PUBLIC HEARING – Special Permit/Home Occupation – Hacı i Brahim Bayram –
19 Munsing Avenue (Assessors' Map 11C, Parcel 35C) (office for Uber/Lyft business)**

SEE SEPARATE MINUTES

CONSENT AGENDA:

The Board approved the Consent Agenda under unanimous consent.

- ◆ FILE Mail Item 63. - Legal Notices from surrounding communities
 - ◆ APPROVE Change of Occupancy:
 - Jack Fido (Techflex Enterprises Inc.) 100 State Street (Stockhouse #121/221)
(from machine shop to machine shop)
-

Mr. Phoenix asked about what was going on with 8-10 White Street in terms of the Zoning Enforcement Officer. Mr. Stefancik said that there is a cease & desist on the property due to a fire suppression issue. Mr. Phoenix said that there is still nightly activity at the property and questioned whether a site plan revocation would be in order. Mr. Stefancik will schedule a public hearing for revocation.

**CONTINUED PUBLIC HEARING – Special Permit/Estate Lot – Craig Authier –
0 Kendall Street (Assessors' Map 11B, Parcel 100) (estate lot)**

SEE SEPARATE MINUTES

Ms. Houle left the meeting at 7:33 p.m.

**ANR – JASCA Group, LLC – 0 West & Brook Street (Assessors' Map 7, Parcels 18, 19, 21, 24 &
Map 8, Parcel 11)(create three lots; correct/better describe fourth lot)**

John Bettencourt, Joe Chaves, and Gregory Gould – Sherman & Frydryk, were present for the appointment.

Mr. Gould explained that the proposed ANR is to create three lots, with a fourth lot that was previously conveyed but needs a corrected deed description. He also noted that all lots have adequate frontage.

Mr. Phoenix and Mr. Stefancik remarked that they didn't see anything omitted on the plan.

Mr. Carpenter: I **MOVE** to endorse the ANR for JASCA Group at 0 West Street and Brook Street.
SECOND Mr. Coelho.

3-0 in Favor.

Documents: Master application; Plan of Land in Ludlow, MA prepared for JASCA Group, LLC - West Street – Brook Street – Cross Street (9/16/2024)

Revised Site Plan for 191 West Street

The Board reviewed the revised site plan for 191 West Street (from public hearing on October 10, 2024). Mr. Stefancik explained that the cars were moved to on what appears to be grass. The applicant will have to resubmit the plans with the vehicles on paved parking. Mr. Carpenter voiced his concerns over a few things from the prior public hearing.

The applicant will be notified that the site plan needs to be revised and resubmitted.

ADU Bylaw

Mr. Stefancik explained that he added in the Residential Districts (Residence A1, Residence A, Residence B, Agriculture, Agriculture Moderate Density) under the Use Schedule to the Accessory Dwelling Unit Bylaw and added under 2. *Additional ADU's may only be allowed with the issuance of a Special Permit by the Planning Board.* He also asked the Board if they only want one ADU unit allowed at a property. Mr. Phoenix remarked that having the phrase "additional ones require a Special Permit" should cover that. Mr. Stefancik said that this would take over the existing Accessory Apartment Bylaw. He also questioned whether an ADU could be over 900 square feet. The Board agreed that they could be allowed with a Special Permit. Mr. Stefancik also reviewed setbacks and parking, site plan requirements, and septic system approval.

Documents: Draft Accessory Dwelling Units Bylaw

Mr. Phoenix commented on the way things were handled at Town Meeting regarding comments made about deficiencies in changes to the town government in putting all the control to one central authority.

Mr. Carpenter: **MOTION** to adjourn Mr. Chairman.

SECOND Mr. Coelho.

Mr. Phoenix: It's always in order and not debatable.

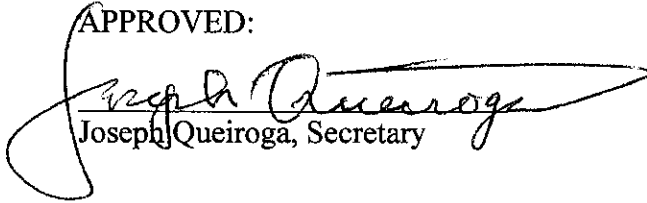
3-0 in Favor.

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Meeting adjourned at 8:15 p.m.

APPROVED:


Joseph Queiroga, Secretary

(All related documents can be viewed at the Planning Board Office during regular business hours.)

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TOWN OF LUDLOW PLANNING BOARD
PUBLIC HEARING – SPECIAL PERMIT/HOME OCCUPATION
19 Munsing Avenue (Assessors' Map 11C, Parcel 35C)
Haci i Brahim Bayram
(office for Uber/Lyft business)
October 24, 2024

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Joel Silva – Vice Chairman (Absent)
Joseph Queiroga (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:00 p.m. in the Selectmen's Conference Room.

In attendance: Haci i Brahim Bayram, attendees

Mr. Phoenix read the legal notice and advised the public that the hearing was being recorded. The legal notice included the description of: office for Uber/Lyft business.

Mr. Phoenix: Beyond that, I do have an application here. I think it's gonna basically sound like what we heard there. Office for Uber/Lyft. More interestingly on the home occupation sheet, the total area is 1,224, looking to use 25 square feet. No non-resident employees, no to a whole bunch of other questions which are planned signage for the business, customers at the house, deliveries unlike those of a normal residence, changes to the site that would make it look less residential. There is going to be a vehicle in connection with the business with a GVW of 5,712. Beyond that, I have the signed waiver request from the applicant looking for us to waive the full site plan down to a sketch and photos that they were able to provide for us. And that's what I have. We haven't made any findings, waivers, or anything else on this yet. If you could, I know we kinda hit the, the highlight there already, but if you wanna just explain what you're looking to do.

Mr. Bayram: Yeah, I am driving to like Boston area, Uber you know?

Mr. Phoenix: Okay.

Mr. Bayram: And that's all you know?

Mr. Phoenix: So just keeping the car there and doing the paperwork?

Mr. Bayram: Yes.

Mr. Phoenix: Okay. Any questions from the board about that? Hearing nothing, I will open it up to the public. If anyone has anything that they would like to add or ask, I would ask that you state your name and address for the record so we can keep that straight in the minutes and address

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anything that you have through myself as Chairman. I'll do my best to get you any information that you need. Does anyone have anything on this particular matter? Hearing nothing. The first thing I'm gonna ask for would be a motion on the finding and the waiver. If you wanna throw in the rest of it, be my guest, but at least those two would be appreciated.

Mr. Carpenter: You want it or me?

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to find that the Home Occupation for the Uber Lyft business as described by Mr. Bayram at 19 Munsing Ave, is a suitable home occupation under the bylaw. And I further **MOVE** to waive the site plan for Mr. Bayram at 19 Munsing Ave in favor of the site sketch and photos prepared by the applicant since this is in relation to a home occupation and doing so is consistent with the purpose and intent of the zoning bylaw.

SECOND Mr. Carpenter.

Mr. Phoenix: Motion's made and seconded to find that it's a suitable home occupation and to grant the waiver request. All those in favor?

4-0 in Favor.

Roll call vote: Mr. Carpenter – yes; Mr. Coelho – yes; Ms. Houle – yes; Mr. Phoenix – yes.

Mr. Phoenix: That's four zero in favor of those two, is there a motion on the actual approval and the status of the public hearing?

Mr. Carpenter: Mr. Chairman, I **MOVE** to approve the special permit for the home occupation in the standard form and close the public hearing.

SECOND Ms. Houle.

Mr. Phoenix: Motion's been made and seconded to approve and close in the standard form. All those in favor?

4-0 in Favor.

Roll call vote: Mr. Coelho – yes; Mr. Carpenter – yes; Ms. Houle – yes; Mr. Phoenix – yes.

The public hearing was closed at 7:03 p.m.

APPROVED:


Joseph Queiroga, Secretary

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Documents: Master application

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).

**TOWN OF LUDLOW PLANNING BOARD
CONTINUED PUBLIC HEARING – SPECIAL PERMIT/ESTATE LOT
0 Kendall Street (Assessors' Map 11B, Parcel 100)
Craig Authier
(estate lot)
October 24, 2024**

PLANNING BOARD MEMBERS

Raymond Phoenix – Chairman (Present)
Joel Silva – Vice Chairman (Absent)
Joseph Queiroga (Absent)
Joshua Carpenter (Present)
Christopher Coelho (Present)
Kathleen Houle, Associate Member (Present)

The public hearing began at 7:12 p.m. in the Selectmen's Conference Room.

In attendance: John Furman – VHB, Craig Authier, attendees

Mr. Phoenix: So, care to let us know what's gone on since we last met?

Mr. Furman: Certainly. I'm John Furman, the office manager for VHB in Springfield. With me is Craig Authier, the applicant for the project and the one that'll be building the home. So, we left here, there were a couple concerns of the board when we left. So, we tried to address them with respect to the Board of Health and the septic system. Doug reached out to the Board of Health, and they provided applications for well and for a subsurface sewage disposal system. I emailed back as soon as I received those 'cause I was copied on the email, and I thanked the Board of Health for that. But then I said, the question I have is that, are these applications required to be completed now because the Planning Board was looking to see what we have to do in order for them to approve. And she responded back, I think two days ago that basically said we're correct. Those are something that we can do after the fact if we elect to do that for the building permit.

Mr. Coelho: Right 'cause if it doesn't perk, you can't build.

Mr. Furman: Exactly. Yeah. So that's nothing the Board needs to be concerned about. It's something that we can deal with later. Yesterday, I've been in the process of updating the site plans. Yesterday we dropped off some updated plans and a cover letter that kind of explained what we were going on. So, I'll defer to these right now. So, there was a question from the Board on access, I believe the Chairman was concerned about access in the driveway. I reached out to the fire department, talked to the fire prevention officer, told him what was going on. He provided me with the specifications of the largest vehicle that would fight a fire on this property. So, the software we have, we can take those dimensions, we put them in there, we create the model, and then in our computer we run it through. And if you look at the original site plan, this driveway was down over here, and these curves were very sharp. So, what we did is, based on that model, we moved the roadway up. We're 10 feet from the property line. We see how there's differing curves here now, they're not consistent. So, when the vehicle comes in, the front wheels track along this side, the back wheels track along here. So, it stays on the paving. Comes in, we still have the, the same clearances, 10 feet. We get

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down over here and then the opposite happens; the front wheels track here, the back wheels track here. And then we're able to get to the, to the house. I was thinking about it last night for some reason, I emailed the fire prevention officer this morning and I said, hey, we've got the meeting tonight, I'm sorry this is last minute, this is the updated plan. Can you let me know if you're approved on that? And he emailed us at like 5:30 tonight and said he emailed Doug and said everything is okay with that.

Mr. Phoenix: So, I've got that right here.

Mr. Furman: Yep. So, we've kind of addressed those couple concerns. There was a discussion on water and sewer. So, the only other thing we did, is that we added water and sewer services to the property here. I contacted Jim Goodreau, he gave me a record plan for where the sewer and the water is in Kendall Street. We show the connections here. Water line is right off this property line. It kind of comes through, goes into the front. Sewer is right here, kind of comes through couple manholes, creating a drop system and then connecting into, into that. Other than that, the plan set is generally the same. Oh, there is one other change. We were talking about the bushes that we had a gap in the bushes here at the back of the, of this property. So, we revised the drainage system, regraded this so the low point is pulled this way more so any water on the roadway flows into this catch basin that's here. And that let us plant those trees back. So, I think we've taken care of all the concerns that were at the last meeting.

Mr. Phoenix: And I think I saw also, in addition to the correspondence that you mentioned, there's also something in the file from a couple days ago from Safety Committee saying that they have no comment on it. Other than that, the new correspondence is essentially exactly what you were making comments about. Ludlow Fire Department finds all changes acceptable and the stuff from the Board of Health as far as the timing on that. As I recall, I think that was the bulk of what we had. I think we actually, we did the decision on the length already. Correct?

Mr. Furman: I think the issue with the 400 feet through here, having it measured this way here was acceptable to the board. So, we didn't have to request that waiver. So, we really only have the one waiver, which is the 50 feet where this chokes down to 31.8.

Mr. Phoenix: Okay. So, with that, does anybody on the board have any comments, questions, concerns at this time?

Mr. Carpenter: Do you have the email from Doug or from Fire I mean? Thank you.

Mr. Phoenix: You are welcome. Anything else from the Board for now? Hearing nothing, I am gonna open it up to the public. Couple things as heads up. First of all, the cameras are cameras, they're recording you. The microphones are microphones, they're recording you as well. Beyond that, if you do have anything that they, that you would like to bring up, I would ask that it be something new that we haven't talked about already and that you state your name and address for the record and just everything through myself. I'll do my best to get you what you need for information, sir.

Mr. Rodrigues: Yeah, hi, Jimmy Rodrigues, 38 Michael Street. Okay, so this is for my neighbor. She's right next to me. And where the 30-foot squeeze is, okay, on that corner of her property. Oh, what's the number on your street?

Ms. Picard: 20 Michael.

Mr. Rodrigues: Yeah, it's 20 Michael. So, it's right next to me going down a hill there. So right at that point there, at the point of her property there, she has a tree right there that she wants to keep.

Ms. Picard: ---

Mr. Rodrigues: And it's right on that, it's right on that very corner I believe. So, she's concerned about that tree.

Ms. Picard: And all the trees along the line.

Mr. Rodrigues: And the roots are going down, you know, so I don't know.

Mr. Phoenix: So just to be clear, the tree, is it understood to be on your, your side of the property line or the other side of the, where, do we know where that is?

Mr. Rodrigues: I believe it's here.

Ms. Picard: Yes. And it's all along the side too. All the trees going along the side there.

Mr. Phoenix: Because they shouldn't be touching any of the trees on your side of the property line. And if any damage happens to those, that would be a, certainly a civil matter between the parties. They should only be touching trees that are on their side of the line.

Ms. Picard: So, with that being said, from what you have right now, is there anything cutting any trees down over there with that, that curve?

Mr. Rodrigues: But we also have to look at the roots of the trees going in that area, that tree would die.

Mr. Phoenix: And that's why I said if there's any damage that's done, then that's an issue between the property owners as far as damage being done to somebody else's property.

Ms. Picard: It, it's not just that curve, but along the side too. So, there's trees going up that line.

Mr. Phoenix: Is there an existing conditions sheet here that would show where the?

Mr. Furman: The last sheet. I'm sorry, second or third from the last, the last one's on the exterior. Next one. Next one.

Mr. Phoenix: So, we got the topography.

Mr. Furman: That's it.

Ms. Houle: This is it, yup.

Mr. Phoenix: So, there's no trees shown on here.

Mr. Furman: If they're on adjacent property, we don't have permission to go on adjacent property so.

Mr. Phoenix: No, I understand. I'm, the question is whether they're on this property and I don't want to just assume that since they're not shown on the plan that they must be on the neighbor's property as opposed to they just weren't drawn on the plan or there was a layer that was hidden when something got printed.

Mr. Furman: From the roadway perspective of the driveway, the pavement is 10 foot off the property line, so.

Mr. Coelho: It's Michael Street, correct?

Ms. Picard: Yes.

Mr. Rodrigues: Yes, yes.

Mr. Phoenix: I don't, I don't see anything that will really be getting impacted.

Mr. Coelho: Mr. Chairman, Google...

Mr. Phoenix: Nothing shown on the plan 'cause we've got, even coming up along where they're putting the roadway in on, connecting to Kendall. It's not --- the driveway onto Kendall. It's not showing anything there for existing vegetation. What were you gonna say Chris?

Mr. Coelho: Google Maps. It seems like from the street view that the trees are cut on the property line that way. Again. I mean it's Google Maps, but where was I now? Right here. I mean, so it's.

Mr. Phoenix: Yeah. As best as it can kind of show on there.

Mr. Coelho: Yeah, I mean that's, you know.

Mr. Carpenter: Mr. Chairman, I drive by this at least twice a day and I can see at least a ton of trees, whether they're on this property or on the abutting lots. It's tough to tell obviously without going out and finding the pins and all that but.

Mr. Coelho: But regardless, they can't touch any trees that aren't on their property.

Mr. Phoenix: Correct. I mean, it'd be nice to be able to know for sure what's where, but if it's not showing on the plan and we're, then it shouldn't be on their property, so they shouldn't be affected. And if they're on your property, then they can't touch 'em anyway.

Ms. O'Connor: What if it's right on the line and it?

Mr. Phoenix: Then, then, well, first, just for the record, can I get the name and address ma'am?

Ms. O'Connor: Oh, I'm sorry. I was just, Gail O'Connor, 51 Kendall Street.

Mr. Phoenix: So, if it's a tree that's right on the line, then that's gonna be a question for the lawyers.

Ms. O'Connor: The lawyers.

Mr. Phoenix: That's where that would come in as far as who owns the tree and is responsible for it, whether it's for upkeep, whether it's for tear down, whether it's the tree falls down and hits somebody's car and there's liability issues. All of that as far as who owns it would end up, the lawyers would figure that out.

Mr. Ganhao: Helder Ganhao, 71 Kendall Street. On that map right over there. Okay. I have, excuse me, my property is right here, and I have a concern because for this point, okay, from my neighbor, Gail. Between here and here I have a retaining wall that's not shown on the map, even on the other plan where all this is gonna work. There is a big hump of soil that crests a good five feet. If we are going to put water and a sewer line through here, okay, which is probably the most probable area to do this, I would need to have this hump of soil between our two properties over here leveled. Because one of the problems that I always said, okay, is everything that I told before with water drainage, the water run off simply drains right into my property, and I don't need any extra water from anybody else.

Mr. Phoenix: Well, like, as we talked about before, any water that's being generated on the property, they need to manage on the property. So, I believe the drainage calculations came in that what's flowing off the property should be the same or perhaps slightly less due to the, the water management. So, you should have less of an issue with that after the improvements.

Mr. Ganhao: It didn't show anything on the other, on the other proposed change in that area on the bottom.

Mr. Phoenix: Well, there might not be.

Mr. Furman: We're, we're not changing anything here. We're digging a trench and we're putting a pipe in and we're putting the soil back. So, whatever's happening there.

Mr. Ganhao: Well, like I said okay, you may need to actually level it. Okay. Because otherwise I, I'm still gonna end up with water runoff into my property, right there. Again, right here, if you're putting these two lines in and what you're gonna be doing, okay, it doesn't show anything else other than the two pipes. Everything else in this corner already in here has got one big huge hump and you get water runoff in both directions, okay, both into my property as well as the property of my neighbor. So that is the, the only other consideration I would say okay, is that when somebody goes to start digging, they take in consideration of making sure that the property is level right there because otherwise it's right back to the same old drainage problem and water runoff.

Mr. Phoenix: Well, that's why we have the town engineer has to review all the drainage calculations and make sure that they're doing what they're supposed to be with storm water. And we've got, we've gotten that signed off on by the town engineer that they're, they're comfortable with those numbers.

Mr. Ganhao: Because that is actually very difficult to take care of that ground. Okay. Because it's considered no man's land, although it's part of this property, nobody is taking that corner. Okay. The only other people that used to take care of that property were the --- that lived there before on 51 Kendall. But aside from that, no one takes care of the property. It's, it's just a piece of ground that's there, okay, and it's a nuisance.

Mr. Phoenix: Okay. Is there anything else new from the public on this one?

Ms. O'Connor: I just have one quick question. Do I, want me to say my name again?

Mr. Phoenix: I think we've got you down for who you are.

Ms. O'Connor: So, I just wanted to let them know that there's concrete right, right on my property line, right to the back yard. It's concrete. I don't know what they're called. Just, you know, like parking bumpers that are right there. So, I just, I just thought I would bring that up because I, it's, it looks like it's on the other property, but it may be on my side, but whatever it is, I hope they're gonna take them away because it's like, you know, you know what I'm saying? The, the concrete. So, I don't know if that matters, but I just thought I'd bring it up.

Mr. Phoenix: I mean, it's always better to bring up things in case they're, they're relevant. I don't know that on the plan that, you know, I certainly don't know if they're already there if we'd be looking to require that they'd be removed. But if they're looking to do building and maintenance on the property, they're probably gonna want to clean that all up.

Ms. O'Connor: Yeah, I'm thinking that.

Mr. Phoenix: To the extent that it's on their property. If it's not, then obviously they're not gonna really be looking to touch that. Anything else? Sure.

Mr. Rodrigues: The way the design is now and this, this plan, is that the way it's going to stay or does it, could it change like a little bit or something and still, even though you've, you folks approve of it, then they can modify it somehow. Or like for example, what, where the building's gonna be or where the trees are gonna be?

Mr. Phoenix: If we approve it, it's to be built the way that we approve it. If they want to change something that would need to come back in front of this board. If they try and change something or do something different than what's approved, then that would go to the building inspector as the zoning enforcement officer. And usually, the typical fines involved in something involving zoning are a hundred dollars per day per offense. So, however many things they're violating, that times a hundred dollars per day. So, there's a pretty strong incentive to follow the rules.

Mr. Rodrigues: But as far as the, you know, the placement of the road and the building or whatever, that can't really change drastically. Like the way they, the way they're presenting it there, that's the way it would have to be.

Mr. Phoenix: That's what we're approving. If we, if we approve it, that's what we'd be approving, yeah.

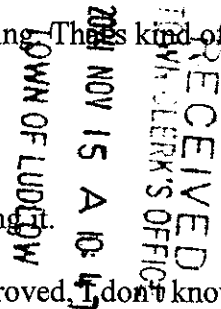
Mr. Rodrigues: And, and the square footage too of the building or?

Mr. Phoenix: We're not looking at the, too much of the specifics of the building. There's kind of more of a general sense.

Mr. Rodrigues: Okay, but the location or pretty much?

Mr. Phoenix: The, kinda like the building envelope for where they'd be putting it.

Mr. Rodrigues: Well, I read something someplace like if an estate law is approved, I don't know if



I've got this right, but the people improving the estate lot, you know, would have to put trees in certain areas of the surrounding properties.

Mr. Phoenix: That's, they're putting the trees along where they're putting them.

Mr. Rodrigues: Yeah, I see that. But I was just wondering what about Sandy's property and my property on the Michael Street? I don't see any trees there, but it would be nice to have some there if, I mean, if you guys do approve it, 'cause I've got quite a view into that lot. But I don't know. I mean it's, I'm just throwing it out there. I mean it's just.

Mr. Phoenix: As far as any existing and maintained vegetation going along the, the backs of those other properties, is there any comment you can make on that?

Mr. Furman: Well, we have the driveway and the swale and there's a strip of existing area of land. There's a note on the plan that says we're only removing whatever vegetation we need to, to do the project. So, whatever's there is gonna stay there.

Mr. Carpenter: Mr. Chairman, sorry.

Mr. Phoenix: Sure.

Mr. Carpenter: So that's that half of the property, they're talking about the top half where we don't see any vegetation on that map.

Mr. Furman: We're not doing anything here.

Mr. Carpenter: So, you're not touching, you're not touching anything there?

Mr. Furman: Not, yeah, we're not, from here to here, we're not doing anything. From here to here, we're basically just tying into grids, and I don't believe that there's much vegetation in that area now when you look at an aerial photo. But again, we're all within our property, we're not looking to go off our property.

Mr. Phoenix: Okay. I think that was about it, it looked like from the public. I'm going to ask again if there's anything new from the board. Hearing nothing. The first thing that we would need to look at would be the waiver request on that width as the access way comes around the, the property in the front. Is there anybody that would care to make a motion on that waiver?

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to wave the 50 feet down to the engineered, was it 30 feet?

Mr. Furman: 31.8.

Mr. Coelho: 31.8 feet as they've clearly done the engineering necessary to get the proper emergency vehicles in and out of there. And this is a very, very tricky lot.

SECOND Ms. Houle.

4-0 in Favor.

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Roll call vote: Ms. Houle – yes; Mr. Coelho – yes; Mr. Carpenter – yes; Mr. Phoenix – yes.

Mr. Phoenix: So that's four zero in favor of the waiver, on the subject matter itself. Is there a motion possibly including the status of the hearing?

Mr. Coelho: Mr. Chairman?

Mr. Phoenix: Mr. Coelho.

Mr. Coelho: I **MOVE** to approve the Special Permit for Craig Authier, 0 Kendall Street, Assessor's Map 11B, Parcel 100 under 7.0.4 a through m with the condition that the special permit run with the property and not with the applicant.

SECOND Ms. Houle.

4-0 in Favor.

Roll call vote: Ms. Houle – yes; Mr. Carpenter – yes; Mr. Coelho – yes; Mr. Phoenix – yes.

Mr. Phoenix: That's four zero. I'll entertain a motion to close the public hearing.

Mr. Carpenter: **SO MOVED.**

SECOND Mr. Coelho.

4-0 in Favor.

The public hearing adjourned at 7:31 p.m.

APPROVED:


Joseph Queiroga, Secretary

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Documents: Master application; Updated comments from town boards/departments; Stormwater Permit Report (August 20, 2024); Site Plan – Authier - Kendall Street – 0 Kendall Street Ludlow, MA (August 21, 2024); Letter from John J. Furman re: Updated Submittal (October 23, 2024); Email from Paulina Matusik, Health Director to John Furman/Douglas Stefancik (October 11 & 22, 2024)

(Documents pertaining to this hearing are available for viewing in the Planning Board Office during regular business hours).